



12, Haven Park Avenue
Haverfordwest, Pembrokeshire, SA61 1DR
Guide Price Of £275,000 | Freehold | EPC: D



This much-loved home, cherished by the same owners for over 40 years, is conveniently situated on Haven Park Avenue, just off the sought-after Haven Road in Haverfordwest. Offering prospective purchasers an excellent opportunity to acquire a spacious family home in a quiet residential position, the property is only a short stroll from Haverfordwest racecourse and its popular surrounding walks. Although requiring some modernisation, the home presents superb potential for buyers to personalise and create a long-term family residence in a highly regarded setting.

Internally, the property provides generous accommodation with spacious reception areas including a large lounge and kitchen diner, both offering excellent everyday living space. There are three well-proportioned bedrooms, all enjoying good natural light, with one benefiting from sliding doors opening directly onto the rear garden. A family bathroom completes the accommodation. Externally, the property is approached via an impressive herringbone-pattern block paved driveway, providing off-road parking for up to four vehicles, together with the added benefit of a detached garage. Gated side access leads to the rear garden, which has been well maintained and features a lawn, paved seating areas, and established hedges creating a private outdoor setting.

Situated in a highly regarded location, the property is ideally positioned within easy reach of Haverfordwest town centre, offering a range of amenities including supermarkets, surgeries, leisure facilities and schools. The popular blue flag beaches of Broad Haven and Little Haven are approximately a 10-minute drive away, providing access to some of Pembrokeshire's finest coastline.



Entrance Hall

Spacious L-shaped entrance hall with carpet flooring, providing access to the principal rooms.

Lounge

5.75m x 3.66m (18'10" x 12'0")

Well-proportioned reception room with two front aspect windows overlooking the driveway, two radiators, and an electric fire set on a granite hearth with wood surround.

Kitchen / Diner

7.38m x 3.55m (24'3" x 11'8")

Fitted with hardwood farmhouse-style units, tiled worktops and tiled flooring. Integrated hob and oven, radiator, and front and side aspect windows. Double arched feature doors from the hallway.

Family Bathroom

2.70m x 2.07m (8'10" x 6'9")

Spacious bathroom fitted with freestanding bath, wash hand basin and WC. Heated towel radiator, tiled flooring, and two side aspect windows.

Bedroom One

3.55m x 3.38m (11'8" x 11'1")

Double bedroom with wooden flooring, radiator, sliding doors opening onto the rear garden, and ample room for bedroom furniture.

Bedroom Two

3.66m x 3.38m (12'0" x 11'1")

Double bedroom with wooden flooring, radiator, rear aspect window overlooking the garden, and ample room for bedroom furniture.

Bedroom Three

2.83m x 2.37m (9'3" x 7'9")

Bedroom with laminate flooring, radiator, double storage cupboard housing the Logic combi boiler, and ample room for bedroom furniture.

External

Block paved driveway providing off-road parking for up to four vehicles and access to the detached garage, with dwarf wall surround. Gated side access leads to the rear garden, laid to lawn with patio seating areas and shrub borders, surrounded by mature hedges for added privacy.

Additional Information

We are advised that all main services are connected.

Council Tax Band

E (£2,111.95)

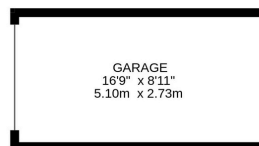
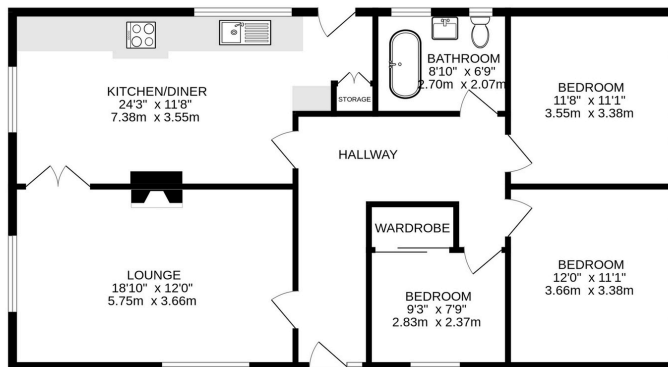
What3Words

///upset.blitz.calms





GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	75
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack ©2022

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.